

wpr

9 Dolphin Close

£595,000

Haslemere | Surrey | GU27 1PU



9 Dolphin Close,
Haslemere, Surrey, GU27 1PU

£595,000 Freehold

- Haslemere town centre/Wey Hill 1.8/0.8 mile
- Haslemere mainline train station 1.4 mile
- A3 2.0 miles
- Guildford 16.6 miles
- M25 25.6 miles

Detached house in need of complete renovation set in a great sized garden.

- No Onward Chain
- 4 Bedrooms
- 2 Bathrooms (1 ensuite)
- Sitting room
- Dining room
- Kitchen/breakfast room
- Utility/Cloakroom
- Single garage

DESCRIPTION A fabulous opportunity to update, modernise and create a wonderful family home in a quiet cul-de-sac on the edge of Haslemere. You enter into a reception hall which provides access to the sitting room, which in turn opens into the sunroom, the kitchen/breakfast room which gives access to the utility room and cloakroom and finally the dining room. From the reception hall stairs provide access to the first floor, the master bedroom has an ensuite shower room, dressing area and balcony, there 3 further bedrooms and a bathroom.

The garden although completely overgrown is a great size. To the front there is a driveway with parking currently for 2/ 3 cars leading to a single garage.



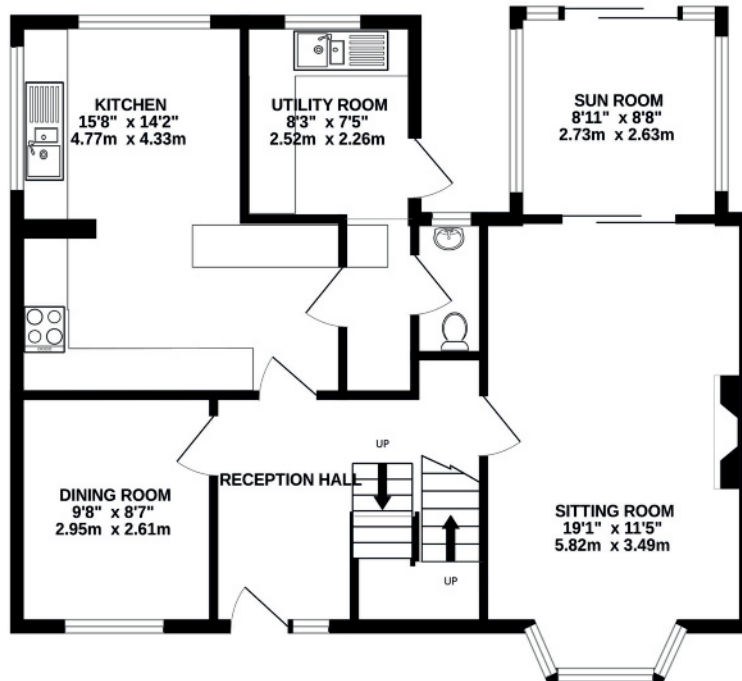
LOCATION Set within walking distance of an excellent range of local amenities such as Tesco, M&S Foodhall, Woolmer Hill School, Shottermill Infant and Junior Schools and Hasleway Centre. Haslemere railway station has a frequent service to London Waterloo, (in under an hour), and Portsmouth Harbour. Haslemere is surrounded on all sides by open countryside with the Surrey Hills National Landscape to the north, the South Downs National Park to the south including Black Down, and NT Hindhead Common/Devils Punchbowl. The town provides a comprehensive range of amenities including the award-winning Haslemere Educational Museum, Haslemere Hall (for cinema, live music and theatre) and a leisure centre. Haslemere has many independent retailers where you can buy everything from good food to books, household supplies to jewellery, clothing and gifts. There are great coffee shops, pubs and restaurants, schools for all ages, and the coast, at the Witterings, can be reached in less than an hour. There are numerous sporting facilities in the area with Cowdray Park, and the Goodwood Estate within driving distance.

COUNCIL TAX WBC Tax Band F

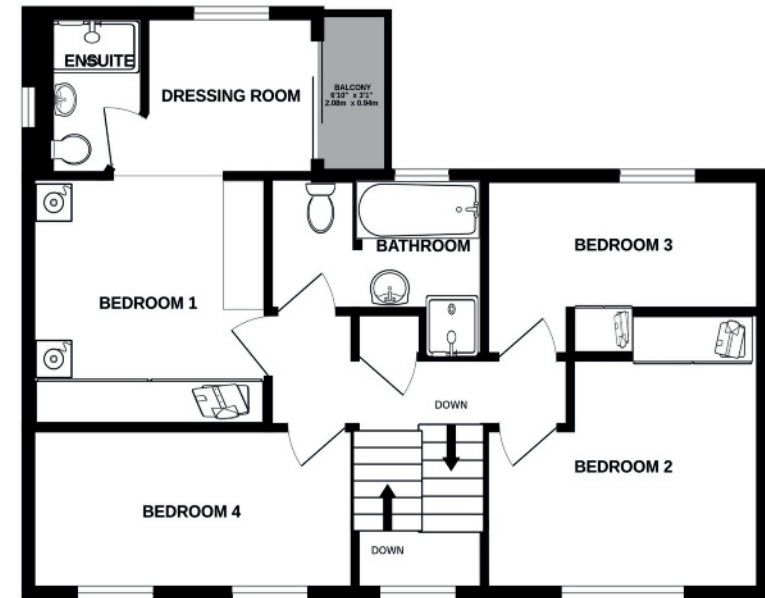
SERVICES All main services



GROUND FLOOR
766 sq.ft. (71.2 sq.m.) approx.



1ST FLOOR
640 sq.ft. (59.4 sq.m.) approx.



TOTAL FLOOR AREA : 1406 sq.ft. (130.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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